



O-Gram

January 21, 2016

Volume 2 – No. 2

OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

CHECK OUR WEBSITE AT: www.OceansGrand.net

SPECIAL EDITION

DISGUSTING SITUATION

It has to stop immediately, but how do we do it?

On January 18th, I received an e-mail from residents who are owner members. I am quoting it below:

“There is dog urine in the 1st elevator again. This is the third time in 8 days! When is the Board going to reinstate the rule mandating that a pet owner carry the pet or utilize a pet carrier when taking the animal in common areas. We know this rule created vocal disapproval among the dog owners. But there are more unit owners without dogs than there are those with and we deserve some respect and consideration.”

This was my response:

“It is very disappointing, distressing and downright disgusting to know that we have residents in the Oceans Grand who have so little respect for others that they refuse to clean up after their own pets. Just last Friday, about 5:30 PM, my wife cleaned up after a pet “accident” (and No, we don’t have a pet). The dog even left muddy footprints tracked all over the No. Two elevator.

As you recall, the rule was established in the February 10, 2015 Board of Directors meeting. There was an immediate rebellion by owner members some of whom were not even pet owners. The non-pet owners indicated they were concerned that property values would fall because the Oceans Grand would be labeled as a condominium unfriendly to pets. We had several refuse to abide by the rule since, as they claimed, they had a disability and could not pick up their animal.

If we did reinstate the rule, how do we enforce it? How do we prove it was a certain pet owner whose dog urinated in an elevator or other common area? I personally have challenged pet owners who denied it was their dog that fouled an elevator. Who will issue citations? If we established a fine system, we would have to comply with Florida Statutes, Section 718.303. Listed below are some of the important features of this law:

- a. The Association must provide a 14-day written notice to the Unit Owner and, if applicable, its occupant, licensee or invitee. A hearing must be offered.
- b. The hearing must be held before a committee of other unit owners who are neither board members or a person residing in a board member's household. If this committee does not agree, the fine may not be imposed."

When I responded to the complainant, I provided a copy to all members of the Board of Directors. Director Christopher stated he had also been receiving complaints and suggested I publish the original e-mail along with my response as an O-Gram Special Edition.

What Are We Going to Do? Obviously the current situation of negligent dog owners cannot continue. How do we track them down? If we can identify them we may be able to take legal action since it is a health and sanitation issue. ***In the interim, I strongly recommend that the Oceans Grand dog owner community take some action to inform and educate all dog owners of the necessity to clean up after pet "accidents." Not all dog owners are offenders. The vast majority are responsible for their actions but the few that are irresponsible are giving all dog owners a bad reputation. If you want to have a meeting of all dog owners, that can be easily arranged.***



PLEASE DO YOUR PART TO PROTECT AND MAINTAIN OUR BUILDING.

We sincerely plead for your cooperation.

W.T. ("Stu") Stewart
President Board of Directors

The Oceans Grand is an interactive community of residents living in relative close proximity. Our goals are to maintain an attractive, clean, quiet, *safe* and *secure* place to live, to instill pride of ownership and to ensure our condominium remains a high quality real estate investment. We strive for harmony among our residents.